PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41406
Dav. Co. File: Box 8

Instr:20000106000199O Page: 1 OF 2
REC'D FOR REC 01/06/2000 2:13:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1241.35

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Danny Jerome Haile Pamela Jolly Haile 1234 Carl Seyfert Memorial Drive Brentwood, TN 37027	Bank of America 5200 Gateway Cypress, CA 90630-6013

TAX MAP-PARCEL NUMBERS: 145-14-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 335500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael T. Flaherty and spouse, Victoria Flaherty,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danny Jerome Haile and spouse, Pamela Jolly Haile,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 12, on the Plan of Galaxy Estates of record in Plat Book 4175, page 77, Register's Office for said County.

SAID Lot No. 12 fronts 183 feet on the northerly margin of Carl Seyfert Memorial Drive and extends back 293.80 feet on the easterly line and 207.00 feet on the westerly line to a dead line in the rear, measuring 185.50 feet.

BEING the same property conveyed to Michael T. Flaherty and spouse, Victoria Flaherty by deed from Randall Thomas Burgett and spouse, Kristen Trimpe Burgett of record in Book 9765, page 664, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, page 77, said Register's Office, which Plan shows a minimum building setback line from to be determined by the City of Forest Hills and 10 foot easement for public utility and drainage along the rear line(s); And a 20 foot easement for public utility purposes along the easterly line of said lot, together with a 6-inch water line lying therein.

This is improved property, known as: 1234 Carl Seyfert Memorial Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2000.

Michael T. Flaherty

Victoria Flaherty

State of Tennessee
County of Davidson

On this 4th day of January, 2000, before me the undersigned authority, personally appeared **Michael T. Flaherty** and **Victoria Flaherty**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 335500.00

Affiant

Sworn and subscribed before me on the 4th day of January, 2000.

Notary Public

My Commission Expires: _____

